

48-401  
#4656WARRANTY DEED  
025412

KNOW ALL MEN BY THESE PRESENTS,

THAT Nancy Mary Sturtevant formerly known as Nancy K. Sturtevant of Waterville, Kennebec County, Maine

in consideration of one dollar and other valuable consideration

PAID BY Patrick Douglas Sturtevant of East Millinocket, Penobscot County, Maine

NO TRANSFER  
TAX PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Patrick Douglas Sturtevant, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville, Kennebec County, Maine, and bounded and described as follows, to wit:

Beginning in the northerly line of Leighton Street at the southwest corner of land conveyed by Clarence A. Leighton to Della B. Holway; thence running northerly in the westerly line of said land conveyed by said Leighton to said Holway seventy-five (75) feet to a stone monument at the northwest corner of said Holway land; thence westerly in a line parallel with the northerly line of said Leighton Street fifty (50) feet to land now or formerly of Mary A. Macomber; thence southerly in the easterly line of said Macomber land seventy-five (75) feet to the northerly line of Leighton Street; thence easterly in said northerly line of Leighton Street fifty (50) feet to the point begun at. Together with a right of way in common with others over a passway maintained over land of said Clarence A. Leighton, on June 5, 1903, from Appleton Street to said Leighton Street and the passway twelve (12) feet wide in the rear of the house and lot formerly of Colby Getchell.

Also a right of way over a passway twelve (12) feet wide extending from said passway leading to Appleton Street easterly to the premises hereby conveyed, next northerly of lands formerly of said Colby Getchell and Mary A. Macomber.

Also a right of way over a strip of land of irregular shape which lies east of the said last named passway and northerly of the premises hereby conveyed and southerly of other land formerly of said Macomber and land formerly of Austin Bragg.

The Grantor also hereby conveys to the Grantee herein, all rights which are more particularly described in the Party Wall Agreement dated January 30, 1956 between the Grantor and Armosa Jacques which is recorded in Kennebec Registry of Deeds.

Being the same premises conveyed by Yvonne Mathieu Hart to Robert E. Sturtevant and Nancy K. Sturtevant by deed dated September 12, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1503, page 773.

Nancy Mary Sturtevant acquired full title to the above described premises as the surviving joint tenant of Robert E. Sturtevant. Robert E. Sturtevant died on May 21, 1986.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Patrick Douglas Sturtevant, his heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Patrick Douglas Sturtevant, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Nancy Mary Sturtevant, as Grantor, relinquish and convey all rights by descent and all other rights in the above described premises, and have hereunto set my hand and seal this 31st day of August, 1992.

Signed, Sealed and Delivered  
in presence of

Deborah A. Douglas Nancy Mary Sturtevant  
Witness Nancy/Mary Sturtevant

STATE OF MAINE,  
KENNEBEC, ss.

August 31, 1992

Then personally appeared the above named Nancy Mary Sturtevant and acknowledged the foregoing instrument to be her free act and deed.

Before me, Deborah A. Douglas  
Notary Public  
Deborah A. Douglas  
Printed Name



DEBORAH A. DOUGLAS  
Notary Public, State Of Maine  
My Commission Expires September 6, 1998

RECEIVED KENNEBEC SS.

1992 SEP -8 AM 9:00

ATTEST: Thomas Burt Mann  
REGISTER OF DEEDS